

177.0

0009

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

700,500 / 700,500

APPRAISED: 700,500 / 700,500

USE VALUE: 700,500 / 700,500

ASSESSED: 700,500 / 700,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANGIANO FRANK R TRUSTEE
Owner 2:	FRANK R CANGIANO REVOCABLE TR
Owner 3:	CANGIANO JOAN F TRUSTEE

Street 1: 23 AVOLA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CANGIANO FRANK R & JOAN F -

Owner 2: -

Street 1: 23 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		7500.000	249,000		451,500	700,500		
Total Card								
Total Parcel								
Source:	Market Adj Cost			Total Value per SQ unit /Card:	405.38	/Parcel: 405.3	Entered Lot Size	
							Total Land:	
							Land Unit Type:	

1 of 1

Residential

ARLINGTON

APPRAISED:

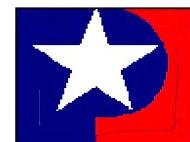
700,500 / 700,500

USE VALUE:

700,500 / 700,500

ASSESSED:

700,500 / 700,500

**USER DEFINED**

Prior Id # 1:	120121
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:49:46
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 177.0-0009-0001.A

!13940!

PRINT

Date Time

12/11/20 03:49:46

LAST REV

Date Time

10/02/18 14:43:06

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANGIANO FRANK	56209-448		1/3/2011	Convenience	10	No	No		
	9991-447		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/21/2008	Meas/Inspect	197	PATRIOT
4/20/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type:	5 - Cape			Full Bath:	1	Rating:	Average																					
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																							
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating: Average																					
Foundation:	1 - Concrete			A 3QBth:	Rating:																							
Frame:	1 - Wood			1/2 Bath:	Rating:																							
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																							
Sec Wall:				OthrFix:	Rating:																							
Roof Struct:	1 - Gable			OTHER FEATURES																								
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average																						
Color:	BEIGE			A Kits:	Rating:																							
View / Desir:				Fpl:	1	Rating: Average																						
GENERAL INFORMATION				WSFlue:	Rating:																							
Grade:	C - Average			CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units: 1																				
Year Blt:	1954	Eff Yr Blt:		Location:				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Alt LUC:				Total Units:				Other																				
Jurisdct:				Floor:				Upper																				
Const Mod:				% Own:				Lvl 2																				
Lump Sum Adj:				Name:				Lvl 1																				
INTERIOR INFORMATION				DEPRECIATION				Lower																				
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Totals	RMS:	6	BRs:	3	Baths:	1	HB													
Prim Int Wall:	2 - Plaster				Functional:				REMODELING				RES BREAKDOWN															
Sec Int Wall:				Economic:				No Unit	RMS	BRs	FL																	
Partition:	T - Typical				Special:				1	6	3																	
Prim Floors:	3 - Hardwood				Override:				Additions:																			
Sec Floors:				CALC SUMMARY				Kitchen:																				
Bsmnt Flr:	12 - Concrete				Basic \$ / SQ:	105.00	COMPARABLE SALES			Baths:																		
Subfloor:				Size Adj.:	1.34444439	Rate	Parcel ID	Typ	Date	Sale Price	Plumbing:																	
Bsmnt Gar:	1				Const Adj.:	0.99989998					Electric:																	
Electric:	3 - Typical				Adj \$ / SQ:	141.153					Heating:																	
Insulation:	2 - Typical				Other Features:	81607					General:																	
Int vs Ext:	S				Grade Factor:	1.00					Totals																	
Heat Fuel:	1 - Oil				NBHD Inf:	1.00000000					1	6	3															
Heat Type:	3 - Forced H/W				NBHD Mod:					SUB AREA				SUB AREA DETAIL														
# Heat Sys:	1				LUC Factor:	1.00					Code				Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
% Heated:	100				Adj Total:	338265					BMT				Basement	864	49.230	42,532	BMT	100	RRM	25 A						
Solar HW:	NO				Depreciation:	89302					FFL				First Floor	864	141.150	121,956										
% Com Wall:				Deprecated Total:	248963					TQS				3/4 Story	648	141.150	91,467											
More: N											OFP				Open Porch	16	44.000	704										
Total Yard Items:				Total Special Features:				Total:	Net Sketched Area:				2,392	Total:				256,659										
MOBILE HOME				Make:				Model:				Serial #:				Year:	Size Ad			1512	Gross Are	2608	FinArea	1728				
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0009-0001.A												IMAGE				AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
2	Frame Shed	D	Y	19X8	A	AV	1960		0.00	T	40	101																